

BIODIVERSITY NET GAIN ASSESSMENT

**THE OLD VICARAGE & STAVERTON
HOUSE, 51A NEW TERRACE, STAVERTON,
TROWBRIDGE, BA14 6NX**

**for
FIDELIA CARE LTD**

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CONTROL SHEET

Fidelia Care Ltd

**The Old Vicarage & Staverton House, 51A New Terrace, Staverton, Trowbridge,
BA14 6NX**

Biodiversity Net Gain Assessment

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1. BIODIVERSITY STATEMENT

The following statements are made to comply with the minimum information requirements as set out in Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015:

- If planning permission is granted, it is our assessment that this application is not subject to any of the described legal exemptions listed under The Biodiversity Gain Requirements (Exemptions) Regulations 2024¹, and should therefore be subject to the general biodiversity gain condition.
- The Statutory Biodiversity Metric Calculation Tool has been used to determine the 'baseline' biodiversity value, and a copy of the metric is submitted with this application. The baseline biodiversity value for the land onsite is as follows:
 - 2.16 habitat units
 - 0.06 hedgerow units

No watercourse units are on site or within 10m of the site boundary.

- The biodiversity value of the site is lower on the date of application due to degradation activities (due to the removal of T22). Therefore, the value is to be taken as immediately prior to these activities (05/2023). Evidence of the degradation is provided in Annex 3.2.
- A plan drawn to an identified scale showing the direction of north and the onsite habitat existing on the date of application, is provided in Annex 5.1.
- No irreplaceable habitats as listed within The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024 are present on the land to which this application relates.

¹ Exemptions are set out in The Biodiversity Gain Requirements (Exemptions) Regulations 2024 and include: a *de minimus* exemption (subject to relevant conditions), householder applications within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the High-Speed Railway Transport Network, and developments required to satisfy the biodiversity gain planning permission of another development.

2. OVERVIEW

2.1 Background

Focus Environmental Consultants was commissioned by Fidelia Care Ltd, to undertake a Biodiversity Net Gain (BNG) Assessment of The Old Vicarage and Staverton House, 51A New Terrace, Staverton, Trowbridge, BA14 6NX [‘the Site’]. The UK Habitat Classification condition assessment was undertaken on 11 February 2025.

The objective of this BNG Assessment is to provide a quantitative measure of the baseline biodiversity value of the site, prior to development, as well as the potential post-development biodiversity value of the Site. Biodiversity units are calculated based on their area, distinctiveness, and condition, in accordance with the mandatory Statutory Biodiversity Metric Calculation Tool.

2.2 Site Location & Description

The site is located within a residential area of Staverton in Wiltshire and is centred on Ordnance Survey grid reference ST 8586 6033.

The site is c.0.38ha in size and comprises The Old Vicarage (B1), a two-storey detached stone-built dwelling, an attached single-storey residential block (B2), Staverton House care home (B3 – to be retained), and a detached garage and sheds (B4). Car parking is present in the north and east. Garden habitats are present across the site and comprise areas of lawn, ornamental planting (trees and shrubs), an ornamental pond (P1), and paved areas. The site is predominately bound by fencing, but there is a hedgerow (H1) along the northern boundary.

There are multiple trees within the red line boundary. However, in areas of garden only trees over medium size or above (<30cm DBH) (T22, T39) have been included in the baseline metric in line with BNG user guidance (DEFRA, 2024h). This includes those within the line of trees along the southern boundary (to be retained) that are recorded as individual trees as opposed to a linear habitat due to their urban context (DEFRA, 2024h). In areas outside of the communal gardens’ trees with a DBH greater than 7.5cm have been included in the metric (T1, T2, T5, T13, T14, T19, T20).

2.3 Development Proposals

The development proposals are for the demolition of B1, B2 and B4 and the construction of a new two-storey residential care building to adjoin B3. The development layout can be seen in the Detailed Soft Landscape Plan (Drawing number 25212.101_A, dated March 2026) and the Landscape Proposals Plan including Hard Landscape Details ((Drawing number 25212.100_A, dated February 2026).

3. RESULTS

3.1 Headline Results

This section of the report must be read in conjunction with the Statutory Biodiversity Metric Calculation Tool completed for the project and provided alongside this document (Focus Environmental Consultants, 2026).

Table 1: summary of headline results

On-site Baseline	Habitat Units	2.16
	Hedgerow Units	0.06
	Watercourse Units	0

On-site Post Intervention	Habitat Units	2.17
	Hedgerow Units	0.09
	Watercourse Units	0

Net Biodiversity Value On-site	Habitat Units	0.01
	Hedgerow Units	0.03
	Watercourse Units	0

Table 2: summary of unit deficit.

Unit Type	Baseline Units	Units Required (to meet +10% net gain target)	Unit Deficit	% Net Gain
Habitat Units	2.16	2.38	0.21	0.35%
Hedgerow Units	0.06	0.07	0	45.03%
Watercourse Units	0	0	0	N/A

The unit deficit shown in Table 2 is the habitat units required to achieve a +10% net gain. 10% net gain in hedgerow units will be achieved on site.

The trading rules for the habitat component of the statutory biodiversity metric have not been satisfied by the current site proposals.

4. DISCUSSION & CONCLUSION

4.1 The Biodiversity Gain Objective

The statutory framework for biodiversity net gain assumes the imposition of a general biodiversity gain condition to all applicable (non-exempt) planning consents.

13 (1) Every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition in sub-paragraph (2).

(2) The condition is that the development may not be begun unless—

(a) a biodiversity gain plan has been submitted to the planning authority (see paragraph 14), and

(b) the planning authority has approved the plan (see paragraph 15).

This condition (see above) is detailed within Schedule 7A, Part 2 of the Town and Country Planning Act 1990 (as amended). It requires the production of a Biodiversity Gain Plan, which must be submitted and approved by the local planning authority as a pre-commencement requirement. The Biodiversity Gain Plan provides the details of how the biodiversity gain objective will be met to achieve not less than 10% gain in biodiversity for the development granted planning permission. The Biodiversity Gain Plan will be submitted to the Local Planning Authority for approval once planning permission has been received and, if complete, should be approved within 8 weeks.

The proposed strategy to deliver the mandatory 10% Biodiversity Net Gain requirement is outlined in Section 4.3, and adheres to the 'biodiversity gain hierarchy', described in Section 4.2. This strategy can provide confidence to the Local Planning Authority that the general biodiversity gain condition is capable of being discharged successfully. Biodiversity Net Gain requirements may require the imposition of a Section 106 planning obligation (or equivalent legal mechanism) as required to secure significant onsite biodiversity gains and registered offsite biodiversity gains.

4.2 The Biodiversity Gain Hierarchy

The 'biodiversity gain hierarchy' for the purpose of the statutory framework for Biodiversity Net Gain is set out in Article 30A of the Development Management Procedure Order. This hierarchy is distinct from the 'mitigation hierarchy' set out in the National Planning Policy Framework.

The biodiversity gain hierarchy means the following actions in the following order of priority:

- avoiding adverse effects of the development on onsite habitat with a habitat distinctiveness score, applied in the biodiversity metric, equal to or higher than six.
- so far as those adverse effects cannot be avoided, mitigating those effects;
- so far as those adverse effects cannot be mitigated, habitat enhancement of onsite habitat.
- so far as there cannot be that enhancement, creation of onsite habitat.
- so far as there cannot be that creation, the availability of registered offsite biodiversity gain.
- so far as that offsite habitat enhancement cannot be secured, purchasing biodiversity credits.

4.3 Strategy to Deliver 10% Biodiversity Net Gain

4.3.1 Onsite

The development will seek to retain the most valuable habitats on site. This includes trees T1, T2, T13, T14, T19, T20 and T39. The vegetated garden area to the south of Staverton House Care Home will be retained and unaltered in proposals.

Opportunities for onsite enhancement at this site, post-development include:

- Planting 7 small new trees within areas of common space. Native and ornamental species with a known benefit to wildlife will be used.
- Creation of areas of modified grassland around the site borders and parking areas seeded with Emorsgate Seeds EL1 Flowering Lawn Mixture.
- Incorporation of pollen and nectar-rich planting (e.g. through creation of flowering lawn, introduced shrub planting, and ornamental garden planting)

within areas of common space to provide opportunities for bees, whilst the inclusion of flowering and scented plants would benefit other wildlife.

Where 'significant on-site enhancements' are proposed the maintenance of these significant enhancements must be secured with a legal agreement or planning condition for 30 years. A Habitat Management and Monitoring Plan (HMMP) is usually required to provide the necessary information on how the habitat will be maintained, who is responsible for creating or enhancing the habitats and who is responsible for maintenance, management and monitoring. A draft version of the HMMP may need to be submitted with the planning application and baseline BNG assessment.

4.3.2 Off-site Registered Biodiversity Gain

Proposals indicate that 10% Biodiversity Net Gain cannot be fully achieved onsite given the constraints of the site and nature of the proposals. Options for offsite biodiversity off-setting will be explored to comply with the requirements of the Environment Act 2021. Buying offsite biodiversity units (0.21 habitat units) from a third-party is the most viable strategy. All land used for offsite Biodiversity Net Gain must be registered on the National Biodiversity Gain Sites Register.

4.3.3 Statutory Biodiversity Credits

The purchase of Statutory Biodiversity Credits will only be used as a last resort. This would be where no third parties can provide the appropriate and required habitat units needed to achieve 10% Biodiversity Net Gain and satisfy all Trading Rules.

5. ANNEXES

5.1 Plans

5.2 Survey Data

5.3 Objectives

5.4 Limitations

5.5 Methods

5.6 References & Bibliography

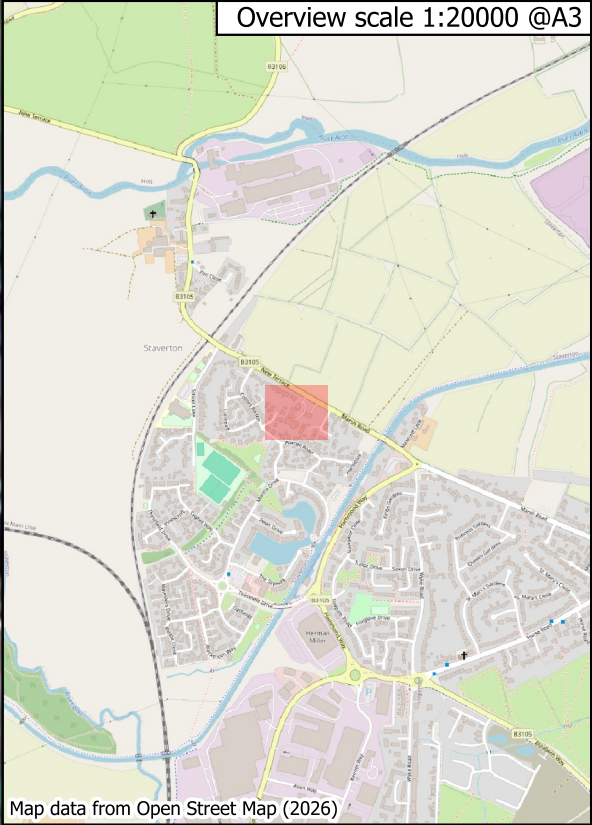
5.1.2 UK Habitat Classification Survey Plan -Baseline

5.1.3 Post Development Habitat Plan



Legend

 Red Line Boundary



Title:			
5.1.1 Location Plan			
Client:			
Fidelia Healthcare Ltd			
Project:			
Staverton House, Trowbridge, BA14 6NX			
V1	1:500 @A3	Contract:	2590
Plan Author:		Plan Date:	Apr-2026
RA			





Legend

- Red Line Boundary
- Existing Native hedgerow
- (u1b) Developed land; sealed surface - 0.1727 Ha
- (h3h) Introduced shrub - 0.028 Ha
- (g4) Modified grassland - 0.0203 Ha
- (u1b5) Buildings- 0.1145 Ha - Included as Developed Lland; sealed sruface in metric.
- (r1 - 46) Ornamental lake or pond - 0.0026 Ha
- (g - 828) Vegetated garden - 0.0479 Ha

5.1.2 UK Habitat Classification Survey Plan (Baseline)

Client: Fidelia Healthcare Ltd

Project: Staverton House, Trowbridge, BA14 6NX

V1	1:407.1 @A3	Contract:	2590
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Surveyor: JJ	Survey Date:	Feburary 2025
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Plan Author: RA	Plan Date:	16-04-2026
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Legend

- Red Line Boundary
- Retained Trees
- New trees
- Non-native and ornamental hedgerow
- Native hedgerow
- (u1b) Developed land; sealed surface - 0.1524 Ha
- (u1- 847) Introduced shrub - 0.0187 Ha
- (g4) Modified grassland - 0.0393 Ha
- (u1b5) Buildings - 0.1411 Ha - Included in metric as Developed land; sealed surface
- (g; 828) Vegetated garden - 0.0329 Ha

5.1.3 Post-development Habitat Plan

Client:				Fidelia Healthcare Ltd			
Project:				Staverton House, Trowbridge, BA14 6NX			
V1		1:400 @A3		Contract:		2590	
Plan Author: RA				Plan Date:		24-04-2026	

5.2 Survey Data

5.2.1 Summary of UK Habitat Classification Data

All surveys have been completed by appropriately qualified and experienced ecologists from Focus Environmental Consultants. Third-party data has been obtained from Wiltshire's Draft Local Natural Recovery Strategy Map and the government's multi-agency website 'magic' (www.magic.gov.uk). Copies of raw data are available on request. Tables 2 – 4 provide details of the habitat, hedgerow and tree features. Copies of Condition Assessment forms are provided in Annex 5.2.2. Species abundance was measured on the DAFOR scale (Dominant (D), Abundant (A), Frequent (F), Occasional (O) and Rare (R)).

Table 2: Summary of Habitat Features

Parcel Ref.	UK Habitat Classification Habitat Type & Code	Species List & Notes	Photograph	Condition	Area (ha)
B1-B4	u1b5 Buildings (classified under 'u1b Developed land; sealed surface' for the purposes of the Biodiversity Metric)	The site includes 4 buildings including the Old Vicarage (B1), an attached single-storey residential block (B2), Staverton House care home (B3 – to be retained), and a detached garage and sheds (B4).	 Plate 1: view of B1. Photograph looking north.	N/A -Other	0.1146
P1	R1 Standing open water and canals.	A small man-made pond of brick and concrete construction within an area of		Moderate	0.0026

Parcel Ref.	UK Habitat Classification Habitat Type & Code	Species List & Notes	Photograph	Condition	Area (ha)
	46 Ornamental Pond	paved hardstanding in the existing communal garden. Duckweed, filamentous algae and emergent/submerged plants present. Water levels artificially maintained via hosepipe.	 Plate 2: view of Pond 1. Photograph looking north-west.		
1,8,9,11-21	u1 Built-up areas and gardens 828 Vegetated garden - g4 Modified grassland 847 Introduced shrub	This includes small areas of short-mown lawn (modified grassland), introduced shrub and ornamental garden planting associated with the communal garden areas.	 Plate 3: view of the garden area to the south of B3. Photograph looking west.	Condition assessment N/A	0.0479

Parcel Ref.	UK Habitat Classification Habitat Type & Code	Species List & Notes	Photograph	Condition	Area (ha)
3,4,5	g4 Modified grassland	Includes areas of species poor, mown, amenity grassland near the entrance to the site outside of the communal gardens.	 Plate 4: view of one of the areas of modified grassland (parcel 5) outside of the gardens. Photograph looking south.	Poor	0.0203
2,6,7,10	u1 Built-up areas and gardens 847 Introduced shrub.	Includes areas of introduced shrub plantings near the entrance to the site and along the eastern site boundary that are outside of the communal gardens.	 Plate 5: a typical view of the introduced shrub in parcel 2. Photograph looking north.	Condition assessment N/A	0.0280

Parcel Ref.	UK Habitat Classification Habitat Type & Code	Species List & Notes	Photograph	Condition	Area (ha)
22	u1b Developed land; sealed surface	Includes carparking areas, paved footpaths, hard landscaping and other infrastructure around the site.	 Plate 6: a typical view of the hardstanding and within the parking areas on site. Photograph looking west.	N/A-Other	0.1727

Table 3: Summary of Hedgerow Features

Hedge Ref.	UK Habitat Classification Habitat Type & Code	Species List & Notes	Photograph	Condition	Length (km)
H1	H2a Native hedgerow	Hedge of common beech along the northern site boundary. C.15m in length		Moderate	0.015

Hedge Ref.	UK Habitat Classification Habitat Type & Code	Species List & Notes	Photograph	Condition	Length (km)
			Plate 7: view of H1 along the northern site boundary. Photograph looking north.		

Table 4: Individual Tree Details

Tree Ref.	Species	Size (S/M/L)	Notes	Condition	Area (ha) (area calculated using the Metric tree helper)
T1	Common beech	V.L	Mature.	Good	0.0765
T2	Ash	L	Mature.	Good	0.0366
T5	Laburnum	S	Early mature.	Moderate	0.0041
T13	Downy birch	M	Early mature.	Poor	0.0163
T14	Laburnum	S	Semi-mature.	Poor	0.0041
T19	<i>Betula</i> sp.	S	Early mature.	Moderate	0.0041
T20	Plum	S	Early mature.	Moderate	0.0041
T22	Leyland cypress*	M	Early mature.	Moderate	0.0163
T39	Leyland cypress	L	Mature.	Moderate	0.0366

*T22 removed after 3 May 2023. Condition assigned using the Arboricultural Method Statement completed in May 2023 (Arbtech, 2023) and satellite images.

T22 has been removed from the site since the Arboricultural Method Statement was completed in 2023 (Arbtech, 2023).

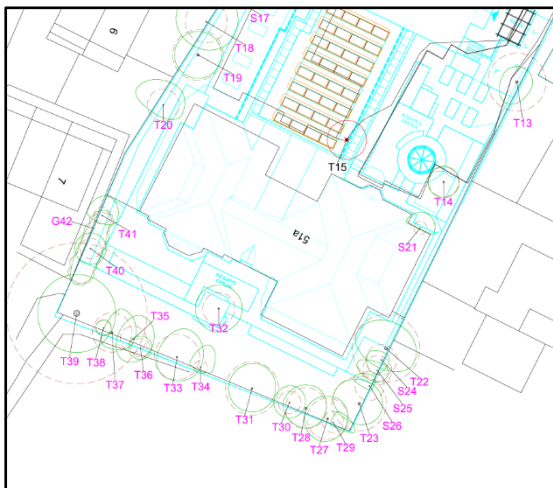


Plate 7: Image taken from Arboricultural Impact Assessment May 2023 (Arbtech, 2023) showing the T22.



Plate 8: A satellite image of the rear of B3 showing T22. Imaged taken from Google Earth Pro, showing the site May 2023. T22 circle in yellow.

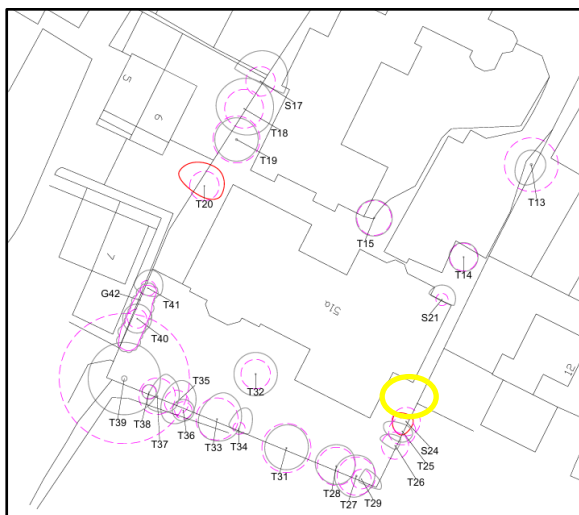


Plate 9: Image taken from updated arboricultural survey completed on 29 January 2025 showing T22 removed (Arbtech, 2025).

Condition Sheet: POND Habitat Type			
Habitat Type			
Lakes - Ponds (priority habitat)			
Lakes - Ponds (non-priority habitat)			
Lakes - Temporary lakes ponds and pools (H3170) [Use this condition sheet for Temporary ponds and pools, use Lake condition sheet for Temporary lakes]			
Lakes - Ornamental lake or pond [Use this condition sheet for Ornamental ponds, use Lake condition sheet for Ornamental lakes]			
Habitat Description			
Ornamental Pond			
ukhab – UK Habitat Classification			
On-site or off-site, site name and location	On-site. The Old Vicarage & Staveton House, 51A New Terrace,	Survey date and Surveyor name	11 February 2025. J Jamieson
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference	ST 85862 60330	Habitat parcel reference	P1
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - applicable to all ponds (woodland¹ and non-woodland):			
A	The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.	Yes	
B	There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.	No	
C	Less than 10% of the water surface is covered with duckweed <i>Lemna</i> spp. or filamentous algae.	Yes	
D	The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.	Yes	
E	Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams ² , pumps or pipework.	No	
F	There is an absence of listed non-native plant and animal species ³ .	Yes	

G	The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	No	
Additional Criteria - must be assessed for all non-woodland ponds:			
H	Emergent, submerged or floating plants (excluding duckweed) ⁴ cover at least 50% of the pond area which is less than 3 m deep.	Yes	
I	The pond surface is no more than 50% shaded by adjacent trees and scrub.	Yes	
Number of criteria passed		6	
Condition Assessment Result		Condition Assessment Score	Score Achieved x/√
Results for woodland ponds which require assessment of 7 core criteria			
Passes 7 criteria		Good (3)	
Passes 5 or 6 criteria		Moderate (2)	
Passes 4 or fewer criteria		Poor (1)	
Results for non-woodland ponds which require assessment of 9 criteria			
Passes 9 criteria		Good (3)	
Passes 6 to 8 criteria		Moderate (2)	X
Passes 5 or fewer criteria		Poor (1)	
Suggested enhancement interventions to improve condition score			
Footnote 1 - A woodland pond will be surrounded on all sides by woodland habitat. Footnote 2 – This excludes natural dams such as those created by Eurasian beaver <i>Castor fiber</i> . Footnote 3 - Any species included on the Water Framework Directive (WFD) UKTAG GB High Impact Species List should be absent: WFD UKTAG (2021) <i>Classification of aquatic alien species according to their level of impact</i> [online]. Available from:			

Condition sheet: HEDGEROW Habitat Types					
Habitat Type					
Native hedgerow Native hedgerow - associated with bank or ditch Native hedgerow with trees Native hedgerow with trees - associated with bank or ditch Species-rich native hedgerow Species-rich native hedgerow - associated with bank or ditch Species-rich native hedgerow with trees Species-rich native hedgerow with trees - associated with bank or ditch					
Habitat Description					
Native hedgerow N					
ukhab – UK Habitat Classification					
On-site or off-site, site name and location	On-site. The Old Vicarage & Staveton House, 51A New Terrace, Staverton, Trowbridge, BA14 6NX		Survey date and Surveyor name	11 February 2025. J Jamieson	
Limitations (if applicable)			Survey reference (if relating to a wider survey)		
Grid reference	ST 85887 60370		Habitat parcel reference	H1	
Condition Assessment Details					
A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria.					
This assessment is based on the Hedgerow Survey Handbook ¹ and Favourable Conservation Status document ² . For further clarification please refer to the Hedgerow Survey Handbook.					
Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.					
Hedgerow favourable condition attributes					
Attributes and functional groupings (A, B, C, D and E)		Criteria - the minimum requirements for 'favourable condition'	Criteria description	Criterion passed (Yes or No)	Notes (such as justification)
Core groups - applicable to all hedgerow types					
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	Yes	
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	No	
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Yes	
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Yes	

C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	No	
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	No	
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA ³) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website ⁴ , as well as the BSBI website ⁵ where the 'Online Atlas of the British and Irish Flora' ⁶ contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website ⁷ .	Yes	
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	Yes	
Additional group - applicable to hedgerows with trees only					
E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and/or ancient ⁸), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.		
E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.		

The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.

Condition categories for hedgerows without trees

Category	Category Requirements	Metric Score
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3
Moderate	No more than 4 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2
Poor	Fails a total of more than 4 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1

Score achieved: 2

Condition categories for hedgerows with trees

Category	Category Requirements	Metric score
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3
Moderate	No more than 5 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2

Poor	Fails a total of more than 5 attributes; OR Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1	
Score achieved:			
Suggested enhancement interventions to improve condition score			

Condition Sheet: INDIVIDUAL TREES Habitat Type												
Habitat Types												
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.												
Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.												
Habitat Description												
Indivudal trees - Urban trees												
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.												
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.												
On-site or off-site, site name and location		On-site. The Old Vicarage & Staveton House, 51A New Terrace, Staverton, Trowbridge, BA14 6NX				Survey date and Surveyor name		11 February 2025. J Jamieson				
						Survey reference (if relating to a wider survey)						
Limitations (if applicable)		Habitat parcel reference										
		T1	T2	T5	T13	T14	T19	T20	T22	T39		
		Grid reference										
Condition Assessment Criteria		ST 8587 6036	ST 8589 6035	ST 8588 6036	ST 8588 6032	ST 8587 6031	ST 8584 6032	ST 8583 6032	ST 8586 6028	ST 8582 6029		Notes (such as justification)
		Criterion passed (Yes or No)										
A	The tree is a native species (or at least 70% within the block are native species).	Yes	Yes	No	No	No	No	Yes	No	No		
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Yes	Yes	No	No	No	No	No	Yes	Yes		
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes		
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Yes	Yes	Yes	No	No	Yes	Yes	No	No		
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Yes	Yes	No	No	No	No	Yes	Yes		

Number of criteria passed		6	6	4	1	2	3	4	4	4		
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/√										
Passes 5 or 6 criteria	Good (3)	X	X									
Passes 3 or 4 criteria	Moderate (2)			X			X	X	X	X		
Passes 2 or fewer criteria	Poor (1)				X	X						
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.												
Suggested enhancement interventions to improve condition score ²												

[illegible]

Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)											
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	X	X	X								
Suggested enhancement interventions to improve condition score												
Footnotes												
Footnote 1 – Creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> .												
Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.												
Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.												
Footnote 4 – Wildlife and Countryside Act 1981 (as amended).												

Condition Sheet: INDIVIDUAL TREES Habitat Type															
Habitat Types															
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees. <i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>															
Habitat Description															
Individual trees - Urban Trees - Post Development. 7 small trees planted across the post development site.															
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching. Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.															
On-site or off-site, site name and location	On-site. The Old Vicarage,,Staverton House, 51A New Terrace, Staverton, Trowbridge, BA14 6NX					Survey date and Surveyor name		April 2026. Post Development							
						Survey reference (if relating to a wider survey)									
Limitations (if applicable)						Habitat parcel reference									
						NT1-7									
Condition Assessment Criteria					Grid reference										
					Across the site										
					Criterion passed (Yes or No)							Notes (such as justification)			
A	The tree is a native species (or at least 70% within the block are native species).					No									
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).					Yes									
C	The tree is mature (or more than 50% within the block are mature) ¹ .					No									
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.					Yes									
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.					No									
F	More than 20% of the tree canopy area is oversailing vegetation beneath.					Yes									
Number of criteria passed															
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score			Score Achieved */√										
Passes 5 or 6 criteria		Good (3)													
Passes 3 or 4 criteria		Moderate (2)			X										
Passes 2 or fewer criteria		Poor (1)													
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.															
Suggested enhancement interventions to improve condition score ²															

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)													
UK Habitat Classification (UKHab) Habitat Type													
Grassland - Modified grassland													
Habitat Description													
Modified grassland. Managed amenity grassland.													
ukhab – UK Habitat Classification On-site or off-site, site name and location On-site. The Old Vicarage, Staverton House, 51A New Terrace, Staverton, Trowbridge, BA14 6NX Survey date and Surveyor name April 2026. Post Development Survey reference (if relating to a wider survey)													
Limitations (if applicable) Habitat parcel reference 23 25 27 29 Grid reference ST 85831 60314 ST 85881 60324 ST 85875 60334 ST 85870 60369													
Condition Assessment Criteria Criterion passed (Yes or No) Notes (such as justification) Seeded with Flowering Lawn Mixture (Emorsgate Seeds EL1) which contains 17 forb species and 5 grass species.													
A There are 6-8 vascular plant species per m² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.													
B Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed. Managed as amenity grassland.													
C Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.													
D Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.													
E Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)⁷. Watered and reseeded when necessary until sward well established.													
F Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.													
G There is an absence of invasive non-native plant species³ (as listed on Schedule 9 of WCA⁴).													
Essential criterion achieved (Yes or No) Yes Yes Yes Yes													
Number of criteria passed 6 6 6 6													
Condition Assessment Result (out of 7 criteria) Condition Assessment Score Score Achieved x/√													
Passes 6 or 7 criteria including passing essential criterion A Good (3) X X X X													
Passes 4 or 5 criteria including passing essential criterion A Moderate (2)													
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A) Poor (1)													
Suggested enhancement interventions to improve condition score													
Footnotes Footnote 1 – Creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover. Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement. Footnote 4 – Wildlife and Countryside Act 1981 (as amended).													

1. to complete a Biodiversity Net Gain assessment following the ten 'good practice principles for development' (Baker, 2016., Baker *et al.* 2019),
2. to complete a Biodiversity Net Gain assessment following the biodiversity metric rules, the nine biodiversity metric principles and further guidance within the Statutory Biodiversity Metric 'User Guide' (Defra, 2024h) and BS 8683:2021; and
3. to complete the Statutory Biodiversity Metric Calculation Tool for the site.

5.4 Limitations

The accuracy of measurements within the BNG calculation are constrained by the methods of field data collection. For the purposes of this study, UK Habitat Classification areas have been measured using a combination of aerial imagery, QGIS mapping and/or illustrative habitat areas on survey plans.

The Condition Assessment was carried out by a suitably experienced ecologist(s) from Focus Environmental Consultants. The month of survey (February) is outside the optimal survey period for most habitats and species in England (JNCC, 2010). However, the habitats on site are simple and as such confidence can be had in classification and condition assessments.

Many plant species become less evident in the winter as a consequence of their annual growth pattern or natural process of die-back to roots, corms, bulbs and tubers.

5.5 Methods

The biodiversity metric was completed following the guidelines of The Statutory Biodiversity Metric 'User Guide' (Defra, 2024h), associated Defra guidance documents (Defra, 2024a-g) and publications, including UK Habitat Classification Version 2.0 (UKHab Ltd, 2023).

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6. QUALIFICATIONS & EXPERIENCE

Focus Environmental Consultants® has the expertise to provide sure-fire environmental solutions to a wide range of projects. The company ethos forges the highest standards of professional scientific practice with a best value approach for our clients. Our core area of expertise is in the production of specialist environmental reports and advice to support planning applications. Our comprehensive services include Preliminary Ecological Appraisals (PEA), Biodiversity Net Gain (BNG) assessments and calculations, Ecological Impact Assessment (EclA), Habitat Regulations Assessment (HRA) and fulfilling protected species surveys, licensing and mitigation requirements. Focus Environmental Consultants is a CIEEM Registered Practice, with all ecological staff being members of this professional body. Our flexible approach, range of skills and broad project experience from major infrastructure contracts to small private developments allows us to adapt to your individual requirements. As well as offering a full suite of ecological services, Focus Environmental Consultants can provide expert arboricultural advice and reports and is building an enviable reputation for innovative habitat creation and management solutions. Focus Environmental Consultants is situated in Worcestershire, providing a convenient and central UK location.

Full Q&E details of surveyors, authors and checkers are available on request.